

Portobello Lofts W10

£10,500,000
Leasehold

Notting Hill & Kensington

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Recently completed high specification new build development for sale overlooking the Grand Union Canal.

Twelve brand new apartments
Eight units have outside space
Six two bedroom flats
Four three bedroom flats
Two studios
Ten car park spaces
Leasehold (999 years)



Twelve apartments for sale from the ground to the fifth floors and ten parking spaces set behind electric gates.

Within the Portobello Dock, a mixed use development on the site of the old Virgin headquarters. The estimated rental value (ERV) on the residential units is £431,340, which equates to 4% gross yield on purchase. The building is currently configured to provide two studio apartments, six two bedroom apartments and four three bedroom apartments. All of the two and three bedroom apartments have en suite bathrooms and the majority of the apartments have outside space. The penthouse apartment benefits from a very large triple aspect wrap around terrace.

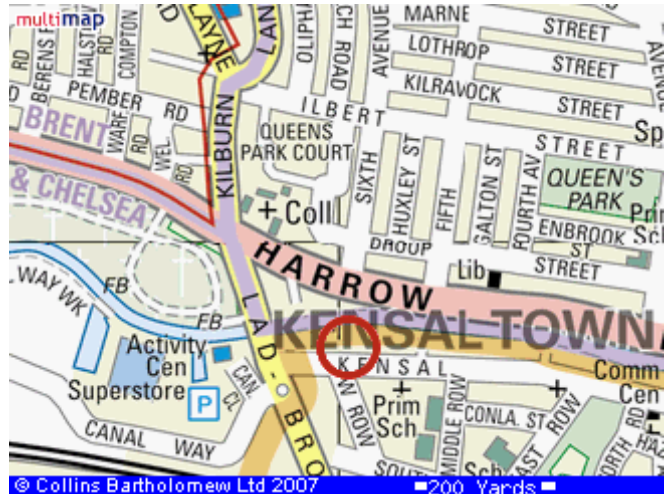


Portobello Lofts is located on Kensal Road, to the North of Ladbroke Grove and South of Harrow Road. The Portobello Dock development was created by Derwent London as part of the extensive redevelopment of the former Virgin headquarters. Transport links to the property include Kensal Green Underground station (Bakerloo Line) and Kensal Rise National Rail station.



Tenure: Freehold
Local authority: RBKC
Floor area: 15,720 Sq Ft (1,460 Sq M)
HIP status: n/a





Location

Property Misdescriptions Act (1991)

These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Chard has not carried out a structural survey of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floorplans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures and fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed conveyancer prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to chard.



PORTOBELLO LOFTS, PORTOBELLO DOCK, KENSAL ROAD, W10

Approx. gross internal area
15720 Sq.Ft. / 1460 Sq.M.



FLOOR PLAN

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Chard and no guarantee as to their operating ability or efficiency can be given.

